

Mr & Mrs M Cullen
23 Nightingale Lane
Barnham
PO22 0DL

Your Ref: OWPC24337
Our Ref: BN/66/19/PL 15-08-2019
Please ask for:
Maria Tomalova

19th September 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 3 No dwellings.
Land off Canal Mews Barnham

Thank you for your internet representation made on 18th September 2019 which has been recorded as '**an objection**' with the comments as follows:

Our reasons for our objections are as follows:

- 1. The drainage - There have already been problems with the Sewage drains becoming blocked since Arun Place was built. This can only get worse with additional property's being added to the system. How come the Sewage Pumping system was never installed as it was obviously deemed a necessary condition at the initial stages of the proposed Arun Place development? The Gravity system in place currently is obviously struggling even now.*
- 2. The road surfaces on the estate are hardly coping with the use that they already have. The lorries and builders vans required for the construction works would only serve to further damage the roads. Would the developers be prepared to carry out a condition survey at the start of the Project and make good any damage on completion?*

To undertake the construction, all traffic would have to gain access to the proposed site via Nightingale Lane. This road, particularly at the bend, is too narrow for two cars to pass each other, let alone lorries.

- 3. The estate behind us (Redrow) have formed a passage way between the two estates. This is enabling residents from the Redrow estate to cut through Arun Place and into Barnham. There are now a lot of school children cycling, at speed, through Arun Place (it is down hill from their estate), and we consider that their lives would be at great risk should the construction vehicles and the children meet on the bend. There is no alternative route through Arun Place. The route is effectively a 'blind' 'S' bend*
- 4. With regard the proposed plot, there seems to have been various stories told by Croudace to the initial buyers of the properties on Arun Place. One being that an overflow tank for the excess surface water was underneath the grass. The Ditch at the back of the Bungalows does not seem to drain anywhere and stays full for days at a time after heavy rain. At one end of the Ditch near to the proposed Building Site the pipe has been capped off, is this meant to be open and overflowing into the tank which was presumed to be in the grounds of the proposed Bungalows?*
- 5. Is it going to be made a stipulation of the sale of the proposed Bungalows, that the buyers need to join the Arun Place Residents Group and pay an equal portion of the Maintenance fees required for the upkeep of the whole Estate.*
- 6. There needs to be Visitors Parking included within the plot of land that Seaward Homes are proposing to build on, as the Estate does not have enough allocated visitors parking as it is.*

Unfortunately it is not possible for the council to respond to each representation individually but

your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning